

WHAT IS AFFORDABLE HOUSING?

The U.S. Department of Housing & Urban Development (HUD) defines “affordable” as housing that costs no more than 30% of a household’s monthly income. That means rent and utilities in an apartment or the monthly mortgage payment and housing expenses for a homeowner should be less than 30% of a household’s monthly income to be considered affordable.

Public agencies define affordable housing as units with rent restrictions or price restrictions to maintain affordability as defined by HUD for the longest feasible time. California Redevelopment Law requires that 15% of housing developed in a redevelopment project area must be affordable to low- (80% of area median income) to moderate-income households (120% of area median income).

Maximum income and rent limits for affordable housing projects in San Diego subsidized by redevelopment funds are as follows:

QUALIFYING INCOME LEVELS (California Redevelopment Law, 2009)

Family Size	Very Low Income At or below 50% AMI	Lower Income 51-80% AMI	Moderate Income 81-120% AMI
1 Person	\$28,900	\$46,250	\$62,950
2 Persons	\$33,050	\$52,900	\$71,900
3 Persons	\$37,150	\$59,500	\$80,900
4 Persons	\$41,300	\$66,100	\$89,900
5 Persons	\$44,600	\$71,400	\$97,100

MAXIMUM RENTS (California Redevelopment Law, 2009)

Unit Size	Very Low Income At or below 50% AMI	Lower Income 51-80% AMI	Moderate Income 81-120% AMI
Studio	\$656	\$787	\$1,442
One Bedroom	\$749	\$899	\$1,647
Two Bedroom	\$843	\$1,011	\$1,854
Three Bedroom	\$936	\$1,124	\$2,060
Four Bedroom	\$1,011	\$1,214	\$2,225